027.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	850,600 / 850,600
					USE VALUE:	850,600 / 850,600
					ASSESSED:	850,600 / 850,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-44A	CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARTER DAVID V &
Owner 2:	BARTER JOHN M JR
Owner 3:	
Street 1:	44A CLEVELAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARTER DAVID V -
Owner 2:	-
Street 1:	44A CLEVELAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,198 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2362 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5198.000	385,100	4,700	460,800	850,600
Total Card	0.119	385,100	4,700	460,800	850,600
Total Parcel	0.119	385,100	4,700	460,800	850,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.19 | /Parcel: 360.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18929
GIS Ref:
GIS Ref:
Insp Date: 01/20/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	385,400	4700	5,198.	460,800	850,900	850,900	Year End Roll	12/18/2019
2019	104	FV	301,400	4700	5,198.	489,500	795,600	795,600	Year End Roll	1/3/2019
2018	104	FV	301,400	4700	5,198.	357,100	663,200	663,200	Year End Roll	12/20/2017
2017	104	FV	282,800	4700	5,198.	311,000	598,500	598,500	Year End Roll	1/3/2017
2016	104	FV	282,800	4700	5,198.	264,900	552,400	552,400	Year End	1/4/2016
2015	104	FV	252,200	4700	5,198.	259,200	516,100	516,100	Year End Roll	12/11/2014
2014	104	FV	252,200	4700	5,198.	213,100	470,000	470,000	Year End Roll	12/16/2013
2013	104	FV	262,400	4700	5,198.	202,700	469,800	469,800		12/13/2012

!2294!

PRINT

Date	Time
12/10/20	17:44:29

LAST REV

Date	Time
08/15/17	15:27:09
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2294

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARTER DAVID V,	57572-314		10/4/2011	Convenience	1	No	No		
BARTER JOHN M J	56386-398		1/31/2011	Convenience	1	No	No		
BARTER DOROTHY	49918-142		8/9/2007	Family	1	No	No		
	18415-115		7/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	18929
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2017	662	New Wind	8,653	C				
9/24/2015	1415	Re-Roof	16,270		9/24/2015			Strip and re-roof.
9/22/2006	799	Porch	10,000			G8	GR FY08	replace second fl

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2015	Permit Insp	PC	PHIL C
1/20/2009	Meas/Inspect	345	PATRIOT
8/17/2004	Inspected	BR	B Rossignol
10/31/2000	Hearing Chag	189	PATRIOT
3/31/2000	Meas/Inspect	276	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5198		Sq. Ft.	Site		0	80.	1.11	1									460,751						460,800	

Total AC/HA:	0.11933	Total SF/SM:	5198	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	460,751	Spl Credit		Total:	460,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12212229
Const Adj.:	0.97563571
Adj $ / SQ:	186.113
Other Features:	103750
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558187
Depreciation:	173038
Depreciated Total:	385149

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	1
Totals			
2	11	4	

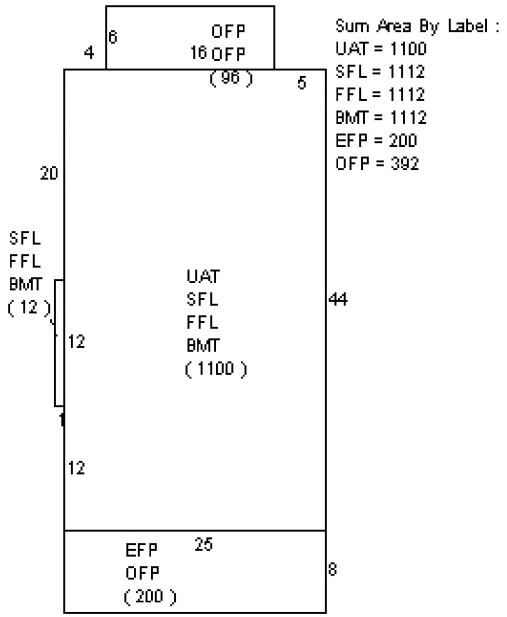
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.50
Special Features:	0	Val/Su Net:	91.63
Final Total:	385100	Val/Su SzAd	173.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,112	55.830	62,087
FFL	First Floor	1,112	186.110	206,958
SFL	Second Floor	1,112	186.110	206,958
OFP	Open Porch	392	20.200	7,920
UAT	Upper Attic	275	89.330	24,567
EFP	Enclos Porch	200	39.840	7,969

Net Sketched Area:	4,203	Total:	516,459
Size Ad	2224	Gross Are	5028	FinArea	2362
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700